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ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4901-5425 EAST 51ST STREET AT THE SOUTHEAST CORNER OF EAST 51ST STREET AND EASTERN PARKWAY IN THE PECAN SPRINGS-SPRINGDALE NEIGHBORHOOD PLAN AREA FROM TOWNHOUSE AND CONDOMINIUM RESIDENCE-NEIGHBORHOOD PLAN (SF-6-NP) COMBINING DISTRICT AND GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT TO SINGLE FAMILY RESIDENCE SMALL LOT-NEIGHBORHOOD PLAN (SF-4A-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district and general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to single family residence small lot-neighborhood plan (SF-4A-NP) combining district on the property described in Zoning Case No. C14-04-0132, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 1 and 3, Amended Plat of Lots 1, 2, and 3, Oriens Park Section 5 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 86, Page 334; and Lot 4, Oriens Park Section 5 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 86, Pages 183A and 183B, of the Plat Records of Travis County, Texas (the "Property")

locally known as 4901-5425 East 51st Street at the southeast corner of East 51st Street and Eastern Parkway, in the Oriens Park Subdistrict of the Pecan Springs-Springdale neighborhood plan area, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. In addition to otherwise provided in this ordinance, the Property is subject to Ordinance No. 2004-107-Z-12a that established the Pecan Springs-Springdale neighborhood plan combining district.

1 **PART 3.** This ordinance takes effect on _____, 2004.

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4 **PASSED AND APPROVED**

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8 _____, 2004

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Will Wynn
Mayor

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12 **APPROVED:** _____

ATTEST: _____

13 David Allan Smith
14 City Attorney

Shirley A. Brown
City Clerk



SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: R. HEIL

CASE #: C14-04-0132
ADDRESS: 4901-5425 BLK E 51ST ST
SUBJECT AREA (acres): 11.730

DATE: 04-08
INTLS: SM

CITY GRID
REFERENCE
NUMBER
M24 N24

